

## **§153.017 LIGHT INDUSTRIAL DISTRICT, OR L-I DISTRICT**

1. Purpose. This district is intended to provide for those heavier commercial and light industrial uses, high tech processing and assembly, warehousing, related office and research facilities as well as small scale cottage industries located in existing built-up areas of the City.
2. Uses Permitted Outright. The following uses are permitted in the I-L District.
  - A. Commercial activities (as listed below):
    1. Building/Landscaping material sales and supplies including lumber yards, nurseries, and greenhouses;
    2. Special Trade Contractor facilities for plumbing, roofing, sheet metal, electrical, heating and air conditioning, tents and awnings, cabinet and carpentry, and similar construction and construction related activities. This includes the establishment of a sales office, storage of equipment and materials, and fabrication and repair for the special trade;
    3. Automobile sales and service station, including towing services and vehicle washing and polishing facilities;
    4. New and used automobile, truck, motorcycle, trailer, recreational vehicle, agricultural vehicle, mobile home, industrial equipment and boat sales, services and storage;
    5. Retail tire sales and tire recapping, service and repair, painting and body shop;
    6. Bulk cleaning and laundry plants and services;
    7. Feed and seed stores, and wholesale distribution facilities;
    8. Welding shop, blacksmith;
    9. Mini-storage with a maximum storage unit size of 1,000 square feet
  - B. Any light industrial use conducted in accordance with the provisions of this Section. These uses include:
    1. Cabinet shops;
      1. Custom manufacturing – ceramic studios, candle-making shops or custom jewelry manufacture;
    2. Machine shops;
    3. Manufacturing, assembly, testing, research and repair of components, devices, equipment, and systems of an electronic or electromechanical nature and precision equipment;
    4. Manufacturing, compounding, bottling, processing packaging, or treatment of food and beverage products;
    5. Manufacturing, compounding, processing, printing, assembling, packaging, treatment or fabrication, or such facilities to include cosmetics, drugs, glass, leather, paint, ceramics, paper, perfume, plaster, plastics, stone, textiles, rubber, wood, metal products and chemicals;
    6. Freight terminals, including moving and storage, warehouse for short term storage, including mini-warehouse and cold storage
    7. Wholesaling, storage and distribution such as RV storage, household storage and personal storage.

- C. Accessory uses and buildings customarily appurtenant to a permitted or conditional use, such as:
    - 1. Incidental storage, garages, sheds for storage.
    - 2. Dwelling units for caretakers and night watchmen are permitted as accessory uses when incidental to a permitted use.
    - 3. Single-Family (attached or detached) dwellings, Multi-family dwellings, for permanent live/work conditions, with either a use permitted through a site plan review or a use permitted as a conditional use.
  - D. Urban Farming, gardening, horticulture , field crops, orchards, berries, nursery or flower stock and other agricultural uses for subsistence or commercial purposes; as described in §153.052 of this development code.
3. Conditional Uses. The following conditional uses may be permitted subject to a Conditional Use Permit.
- A. Any Public Facility as defined in this Ordinance subject to the requirements of §153.052 (including subsection 3, Cemetery, Crematory, Mausoleum, Columbarium; subsection 5, Circuses, Carnivals, Animal Rides, Animal Displays, Amusement Rides, Flea Markets, Christmas Tree Lots; subsection 10, Nursery School, Kindergarten and Child Care Centers) of this ordinance.
  - B. Communication Services and facilities including wireless communication facilities (as listed in §153.052, Provisions Applying to Special Uses.
  - C. Professional or Business service establishment.
  - D. Retail sales establishment.
4. Height Regulations. No building or structure shall be hereafter erected, enlarged or structurally altered to exceed a height of 45 feet. For exceptions, see §153.050 of this development code.
5. Lot Requirements. The following lot requirements shall be observed:
- A. Minimum Lot Area: 5,000 square feet.
  - B. Minimum Lot Width: 50 feet.
  - C. Lot Depth: Each lot shall have a minimum depth of 100 feet.
  - D. Front Yard: None, except when a side lot line is abutting a lot in an R-7.5, R-5.0 or R-O District, then the front yard shall be the front yard required in the abutting "R" District.

- E. Side Yard: None, except when a side lot line is abutting a R-7.5, R-5.0 or R-O District, then the side yard shall be a minimum of 20 feet. The portions of buildings or structures along a required side yard which are above the 20 foot height must be inset an additional one-half foot for each foot of height exceeding 20 feet.
  - F. Rear Yard: None, except when a rear lot line is abutting a R-7.5, R-5.0 or R-O District, then the rear yard shall be a minimum of 20 feet. The portions of buildings or structures along a required rear yard which are above the 20 foot height must be inset an additional one-half foot for each foot of height exceeding 20 feet.
  - G. Lot Coverage: No requirements.
  - H. Site and Building Design: the following site and building design standards are required.
    - 1) Buildings and their entrances shall be oriented towards the street for pedestrian circulation, safety and crime prevention except if the entrance and opening to structures on sides adjacent to or across the street from an R-7.5, R-5.0 or R-O District cause glare, excessive noise or similar conditions and have an adverse effect on property in the R-7.5, R-5.0 or R-O District.
    - 2) Garages accessed by the alley may be provided to reduce the dominance of the garage and automobile presence on the property, and improve attractive and pedestrian-friendly streetscapes.
    - 3) Alleys are encouraged in new development. Alleys may be provided under recorded access easements and do not count against required minimum lot area.
    - 4) Permanent solid waste containers and receptacles shall be screened away from public view.
    - 5) Address numbers on buildings are oriented towards the street for clear identification of the building.
    - 6) Building Sites.
      - a) Size and Shape. The size, shape, width and orientation of building sites shall be appropriate for the type of development and use contemplated, and shall be consistent with the lot size provisions as per Site Plan Review.
      - b) Lot and Parcel Side Lines. The lines of lots and parcels, as far as practicable, shall run at right angles to the street upon which they face, except that on curved streets they shall radial to the curve.
- 6. Signs: Permitted as per §153.053.
  - 7. Off-Street Parking and Loading. Off-Street Parking and loading space shall be provided as required in §153.054.

8. Other Required Conditions.

- A. All business, service, repair, processing, manufacturing, compounding, assembling, packaging, treatment, fabrication, bottling, packaging, storage or merchandise display on property abutting or across the street from a lot in a R-7.5, R-5.0 or R-O District shall be conducted wholly within an enclosed building unless screened from the "R" District by a sight-obscuring fence or wall.
- B. Opening to structures on sides abutting to or across the street from a lot in a R-7.5, R-5.0 or R-O District shall be prohibited if such access or openings will cause glare, excessive noise or similar conditions so as to have an adverse effect on property in the R-7.5, R-5.0 or R-O District.
- C. Motor vehicle, boat, or trailer rental, sales or storage lot shall be drained and surfaced with rock or pavement except in those portions of the lot maintained as landscaped areas.
- D. In an I-L District directly across the street from a lot in a R-7.5, R-5.0 or R-O District, the parking and loading area and outdoor display or storage areas shall be set back at least ten (10) feet from the right-of-way, and said areas shall be appropriately landscaped along the residential street frontage to protect the character of the adjoining residential property. Such landscaping shall be maintained.
- E. Access point from a public road to properties in an I-L District shall be so located as to minimize traffic congestion and to avoid directing traffic onto local access streets of a primarily residential character.
- F. All materials, including wastes, shall be stored and all grounds shall be maintained in a manner which will not attract or aid the propagation of insects or rodents or create health or fire hazards.
- G. The emission of disturbing vibrations or of unpleasant odorous gases or matter in such quantity or at such amplitude as to be readily detectable at any point beyond the property line of the use creating the vibrations or odors is prohibited.
- H. All uses in the I-L District shall be carried on in such a manner that they do not create smoke, gas, odor, dust, sound, vibration, soot, heat, glare, or lighting to a degree which might be obnoxious or offensive to persons residing in or conducting business in this or any other district.
- I. See §153.052 applying to Special Uses where applicable.
- J. All conditional use permits are required to be taken through the site plan review process as listed in §153.073 of this development code.
- K. New development or substantial remodel is subject to the site development

standards and requirements as listed in §153.051, the design and landscaping standards as listed in §153.055 and the site plan review process as listed in §153.073 of this development code.